

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON FEBRUARY 16, 2011 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Rice, Chair called the meeting to order.

DETERMINATION OF A QUORUM:

Mr. Thum established the presence of a quorum.

Present: Bryan Rice, Chair
Ryan Thum, Secretary
William Seitz, Member
Joel Donahue, Member
Walt Haynes, Vice Chair
Malvin Wells, Member
Robert Miller, Member
John Tuttle, Member
John Muffo, Board of Supervisors Liaison
Marty McMahan, County Attorney
Steve Sandy, Planning Director
Dari Jenkins, Planning & Zoning Administrator
Jamie MacLean, Development Planner
Brea Hopkins, Planning & Zoning Technician

Absent: Frank Lau, Member

APPROVAL OF AGENDA:

On a motion by Mr. Miller, seconded by Mr. Haynes, and unanimously carried the agenda was approved as amended with the removal of the conflict of interest discussion.

APPROVAL OF CONSENT AGENDA:

On a motion by Mr. Miller, seconded by Mr. Wells, and unanimously carried the consent agenda was approved.

PUBLIC ADDRESS:

Mr. Rice opened public address; however, there being no speaker the public address session was closed.

PUBLIC HEARING:

NEW BUSINESS:

Water Supply & Drought Ordinance

Mr. Sandy stated the NRV PDC has been developing the Water Supply & Drought Ordinance in coordination with New River Valley localities. In 2005, State regulations required localities adopt a water supply plan and drought ordinance by Nov. 2, 2011. In the next couple of months additional information will be presented for recommendation by the Planning Commission. This plan is in addition to the Hazard Mitigation Plan.

WORKSESSION:

On a motion by Mr. Donahue, seconded by Mr. Thum and unanimously carried the planning commission opened the worksession.

Urban Development Areas (UDA) Updates (Steven Sandy)

Mr. Sandy stated he would like to discuss the consultants information that was presented at the last planning commission meeting.

- Recommendations for Comprehensive Plan Amendments

The plan will be updated to reflect the new 2010 Census data and by adding the UDA areas.

Mr. Rice asked if the defined UDA area would prevent development of other areas.

Mr. Sandy stated this would be in addition to the existing areas, so development in other areas would not be limited. The UDA areas would qualify for additional grants.

- Recommendations for Zoning Ordinance Amendments

Two (2) new districts, PUD-TND & TND Infill are proposed. PUD-TND is for larger areas to be developed. The TND Infill is for areas like the Riner and Shawsville Villages, which already have a mixture of uses.

The planning commission discussed the TND Infill ordinance and the possibility of no rezoning fee or minimal fees to encourage development. After staff review, it does appear a survey may be necessary.

- Route 177 Gateway Area Plan

Additional meetings will be held on March 9th. Any changes to corridor plan will require approval from the City of Radford.

Sign Ordinance Amendment (Off-Premise Signs) Discussion

Ms. Hopkins stated sign ordinance amendments had been discussed in the past. Staff has been identifying issues that need to be resolved and would like to gather some comments or suggestions from the Planning Commission regarding the following:

Route 177 Corridor and/or I-81 signage allowances

Off Premise signs in Agricultural (A1) districts

Multiple Tenant/Business Park/Shopping Center sign allowances

LED signs

The planning commission discussed the need to keep signage attractive, especially within the Route 177 corridors, and asked staff to obtain additional information from other localities regarding LED signs. They noted that the ordinance should be flexible given the variety of properties within the county.

On a motion by Mr. Donahue, seconded by Mr. Seitz and unanimously carried the Planning Commission closed the worksession.

LIAISON REPORTS:

Board of Supervisors

Mr. Muffo stated the Board of Supervisors voted in favor of all the Planning Commission's recent recommendations including the contractor storage yard for Mr. King. In addition, Mr. Marrs announced he will not seek re-election.

Agriculture & Forestal District

No report.

Blacksburg Planning Commission

No Report

Christiansburg Planning Commission

Mr. Rice stated a joint meeting with the town council was held to discuss public hearings. One of those hearings is related to a request for a conditional use permit on Route 114 adjacent to county.

Economic Development Committee

Mr. Tuttle stated the committee met and discussed school issues. The regional announcements included seven (7) different job creation announcements.

Public Service Authority

Mr. Wells stated the PSA met and appointed the following officers for 2011: Mr. Creed Chair, Mr. Muffo vice chair, and Ms. Biggs, secretary. Mr. Wayne Clark appeared before the board to dispute a \$5,000 bill for the vacant restaurant on his property. The Board agreed to remove the meters until needed and reduce the bill to \$1000.

Parks & Recreation

No report.

Radford Planning Commission

No report.

School Board

No report.

Transportation Safety Committee

No report.

Planning Director's Report

No report.

There being no further business, the meeting was adjourned at 8:05 pm.